146.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,800 / 636,800
					USE VALUE:	636,800 / 636,800
					ASSESSED:	636,800 / 636,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER FRANK P & ETHEL W
Owner 2:	
Owner 3:	
Street 1:	174 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1188 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	195,200		441,600	636,800
Total Card	0.101	195,200		441,600	636,800
Total Parcel	0.101	195,200		441,600	636,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.03 | /Parcel: 536.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96194
GIS Ref:
GIS Ref:
Insp Date: 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,200	0	4,400.	441,600	636,800		Year end	12/23/2021
2021	101	FV	188,900	0	4,400.	441,600	630,500		Year End Roll	12/10/2020
2020	101	FV	189,000	0	4,400.	441,600	630,600	630,600	Year End Roll	12/18/2019
2019	101	FV	176,800	0	4,400.	414,000	590,800	590,800	Year End Roll	1/3/2019
2018	101	FV	176,800	0	4,400.	342,200	519,000	519,000	Year End Roll	12/20/2017
2017	101	FV	176,800	0	4,400.	314,600	491,400	491,400	Year End Roll	1/3/2017
2016	101	FV	176,800	0	4,400.	287,000	463,800	463,800	Year End	1/4/2016
2015	101	FV	166,400	0	4,400.	281,500	447,900	447,900	Year End Roll	12/11/2014

!11449!

PRINT

Date	Time
12/30/21	12:32:14

LAST REV

Date	Time
10/07/21	17:33:58
danam	

USER DEFINED

Prior Id # 1:	96194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11449

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8277-352		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2021	1114	Wood Dec	17,000	C				
12/17/2008	1506	Manual	1,116					replace window
4/24/2008	396	New Wind	4,302			G9	GR FY09	
7/13/1992	298		3,500					ADD ENTRYWAY 3.5X7

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Inspected	CC	Chris C
5/4/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	189	PATRIOT
1/21/2000	Inspected	276	PATRIOT
1/4/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	73600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282861
Depreciation:	87687
Depreciated Total:	195174

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

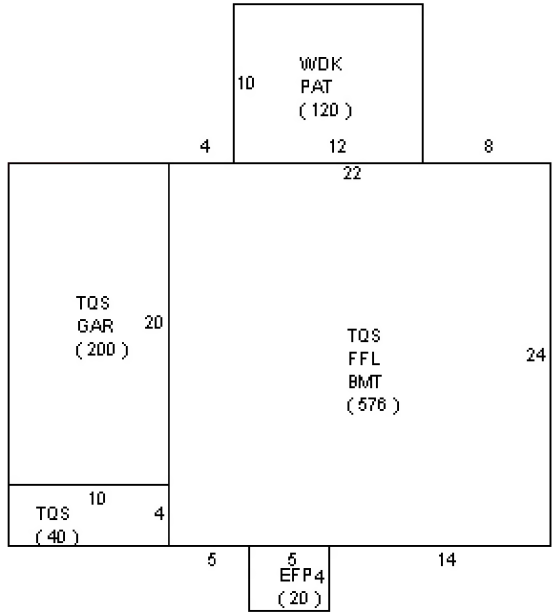
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	147.00
Special Features:	0	Val/Su Net:	87.77
Final Total:	195200	Val/Su SzAd	164.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TQS	3/4 Story	612	147.000	89,964
BMT	Basement	576	44.100	25,402
FFL	First Floor	576	147.000	84,672
GAR	Garage	200	27.220	5,444
PAT	Patio	120	5.320	638
WDK	Deck	120	14.190	1,703
EFP	Enclos Porch	20	71.870	1,437

	Net Sketched Area:	2,224	Total:		209,260
Size Ad	1188	Gross Area	2428	FinArea	1188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc